

Approved May 27, 2020

Mendon Police Station Building Committee Meeting
Mendon, MA 01756
Monday, May 18, 2020
7:00 p.m.
Virtual Meeting via Microsoft Teams
Or Phone: 1-347-467-1434 PIN 888 036 175#

I. Call to Order

The meeting was called to order at 7:02 pm by Joe Cronin.

Don informed the attendees that Microsoft Teams was being used and alerted the group that the meeting was being recorded.

Joe and Don explained the ground rules for the meeting as it was being conducted remotely, consistent with Governor Baker's Executive Order of March 12, 2020 due to the current State of Emergency in the Commonwealth as a result of the outbreak of the "COVID-19 Virus."

Joe took roll call to identify the members present.

Building Committee Members Present:

Joe Cronin, Police Chief Dave Kurczy, Don Morin, JP Parnas, Eric Peterson and Linda Thompson

Others Present:

Mary Bulso, Owner's Project Manager, Central Mass Projects
Peter Gaudreau, Construction Administrator, Kaestle Boos Associates (KBA)
David McKinley, Landscape Architect, KBA

II. Approval of Meeting Minutes – May 13, 2020

MOTION: A motion was made by Don Morin, seconded by Eric Peterson to accept the meeting minutes from May 13, 2020.

DISCUSSION: None

VOTED: Approved on a unanimous vote via roll call

III. Review Open Action Items on Decisions and Actions Log

- Update on Sequence of Events for Granite Curbing – Don referred the Committee members to the documented sequence of events for the granite curbing that was installed but had to be removed and re-installed that he included in the prior meeting minutes along with a summary provided by Dave McKinley of KBA. The documents were aligned, with Dave's providing much

more detail and covering a longer time period. Don explained that this topic would be covered in more detail later in the agenda under the Architect Update.

Actions for later in the project:

- Plans for Rings / Story Board with Historical Commission – The Committee will revisit this later in the project.
- Furniture Options – The Committee will revisit this later in the project.
- Salvage LED lighting from existing police station prior to demo – The Committee will pursue this when the current station is to be demolished.

IV. OPM Update

- Mary explained that site work continues. She met with Tower on site and measured three boulders that were unearthed during site work that were larger than 2 cubic yards that will be billed later. Dan Byer wants the large boulders to be taken to the Town Beach. Mary added that the site contractor will assist with putting them in a truck if Dan is able to bring a truck to the campus.
- Mary shared that she met with Anne Mazar and Kathy Schofield at the site earlier in the day and they want all the left over rocks to be stored in the back of the property and they will use them in their Town Hall campus project that will take place after the police station project is completed.
- Mary stated that there was an oil spill on site earlier in the day. It involved the current police station and the appropriate cleanup took place. Mary just wanted the Committee to know that it wasn't part of the new police station project.
- An issue with a siding subcontractor not being paid (Northeast) was brought to Mary's attention. Tower is aware of the issue and is addressing it. This particular subcontractor was not one of the filed sub-bidders.

V. Architect Update

- Pete informed the Committee that RFI #105 with regard to the water pressure in the building is still open as the contractor has not been allowed in the building to investigate the problem.
- With regard to COP No. 059 Site Grading (granite curbing), the corresponding RCOP and CCD #004, Dave McKinley informed the Committee that he sent a formal letter to Tower earlier in the day in response to their letter. He summarized that Tower is not responsible for making sure that the drawings are accurate. Tower will revise COP 059 based on actual time and materials and will re-submit it to KBA for approval. The curbing has been re-installed and the sidewalk will be poured later in the week.
- With regard to the soil testing, Tower acknowledges that they are responsible for 800 yours of soil testing, with a test being performed every 200 yards. Given that four tests were required and the sieve and proctor testing cost \$235, Tower has agreed to offer a credit of \$940 for the testing of the soil that had to be mixed on site. A COP for this credit will be issued by Tower. Dave asked Mary if there

were any failed tests that Tower was also responsible for. Mary stated that she thought these were already paid for by Tower but that she would confirm this.

ACTION: Confirm that Tower paid for all the failed soil tests. – Mary

- Pete stated that he has reached out to Tower to ask if a sleeve for the headstone low voltage lighting was installed and they stated that it would be taking place later in the week.
- With regard to the stone wall out front, KBA says that the wall meets the documented specifications. Mary confirmed that the stones that were used came from the area of the former wall between the Town Hall campus and the abutting property. JP acknowledged that the contractor used the stones that were provided to him and that since no smaller ones were made available they weren't able to fill in some of the holes. Eric stated that the wall looks exactly like the drawing in the specification and that Tower built the wall with the materials that they were provided. Mary added that the wall is not 100% complete yet as some additional work is planned for later in the week. Chief Kurczy said that the abutter had some pictures of the original wall and that if the Town wants to get some additional stones from the abutter's property to improve the look of the wall after the project is completed, it is welcome to do so.
- Pete explained that the backup material and schedule that were needed to support the request for payment that was approved at the last meeting were received earlier in the day. Don stated that he submitted the approved request for payment to the Treasurer/Collector's office earlier that afternoon.
- Change Order # 13 still has only one item currently for COP # 57 for \$2000 to remove the unforeseen foundation when doing site work. Pete will add the boulders, the curbing and the soil testing items to this change order before bringing it to the Committee for approval.
- With regard to the fire suppression system, Pete stated that the water from the well and the cistern are both turned off to the new building.

VI. Select Board Direction Regarding Inside Building Work

Don explained that at their meeting earlier in the evening the Select Board was okay with construction work continuing inside the new building in alignment with the new construction safety standards issued by the Governor earlier that day. As a result, KBA drafted a Construction Change Directive #005 to allow Tower additional time estimated at 23 working days to complete the interior work on the building with the ownership of the costs to be worked out at a later date. Don added that the CCD will be revised slightly and will explicitly state that the general contractor is responsible for ensuring that the new safety standards are being met.

MOTION: A motion was made by Don Morin, seconded by Eric Peterson to approve Construction Change Directive #005 to allow Tower Construction additional time with the ownership of the costs to be worked out at a later date, with the modification

that explicitly states that the general contractor is responsible for ensuring that the new safety standards are being met.

DISCUSSION: No additional discussion

VOTED: Approved on a unanimous vote via roll call

KBA will issue the CCD to Tower first thing Tuesday morning.

VII. Next Meeting Date, Time and Agenda

The Committee agreed to post a virtual meeting for Wednesday, May 27th, 2020 at 6:30pm to do a quick check-in on the project as things are very dynamic and weekly meetings seem to make sense. Open actions will be reviewed, Mary will provide a project and schedule update and Pete will bring preliminary Change Order #13 to the Committee for review.

VIII. Adjournment

MOTION: A motion was made by Eric Peterson, seconded by JP Parnas to adjourn the meeting.

DISCUSSION: None

VOTED: Approved on a unanimous vote

The meeting adjourned at 7:42 p.m.

Minutes by Don Morin